



Fleet House,

Aldeburgh, Suffolk, IP15 5DD

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ESTABLISHED 1966

Fleet House, King Street, Aldeburgh, Suffolk IP15 5DD

- *Thorpeness 2.2 miles*
- *Saxmundham 7.5 miles*
- *Snape Maltings 6.6 miles*
- *Ipswich Trian Station 26 miles*

KITCHEN/SITTING/DINING ROOM | 4 BEDROOMS | 4 EN-SUITE BATHROOMS | COURTYARD GARDEN | PARKING

ANNEX WITH KITCHEN/SITTING/DINING ROOM | BEDROOM | BATHROOM | COURTYARD

27 Brudenell Street is stunning and spacious contemporary townhouse, with spectacular sea and river views, and a self-contained ground-floor annexe which has been a successful let for the current owners.

The principal house is arranged over the first, second and third floor. The ground-floor annexe has an open-plan kitchen/sitting room, with an AGA 60 oven, a wood burning stove and French windows out to a private courtyard a double bedroom, also with French windows to the private courtyard and a bathroom.

The ground-floor entrance hall has a useful utility, ideal for those returning from sailing or the beach. Stairs lead up to the first floor, comprising three en-suite bedrooms, two of which are east-facing and share a generous balcony, overlooking the sea.

On the second floor is a fabulous and luxurious, open-plan kitchen/sitting room. The bespoke kitchen area has an AGA 60 oven, and integrated appliances including fridge/freezer, dishwasher and induction hob. Wide windows above the quartz work surfaces and butler-style sink offering views over the River Alde.

A superb five-bedroom contemporary town house with stunning views of the sea and river.

Guide: £1,350,000 FREEHOLD



The spacious sitting area has a contemporary fire and glazed sliding doors leading out to the splendid balcony.

On the third floor you will find the superb principal bedroom which covers the entire top floor, with an en-suite bathroom and stunning balcony overlooking the sea.

Outside

To the front of the property there is an enclosed patio area and gate that opens fully to allow for parking of one car, if required. To the rear of the annexe is a lovely small enclosed courtyard.

Services

Mains water, gas electricity and sewage are all connected.

Council Tax E

EPC D

What3words: enjoyable.lifestyle.horizons

Location

Brudenell Street occupies a sought-after position in the heart of the popular coastal town of Aldeburgh, within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Closely associated with the composer, Benjamin Britten and famed for its pebble beach and iconic 'Scallop' sculpture by Maggi Hambling, Aldeburgh is a thriving seaside resort with an exceptional array of amenities.

There are superb restaurants, including the celebrated Fish & Chip Shop and The Suffolk. Aldeburgh offers a wonderful selection of cafés, independent shops, galleries, a delicatessen, butchers and wine merchant. The Aldeburgh Cinema was founded in 1919 and is one of the oldest in the country. Aldeburgh has tennis, golf and sailing club.

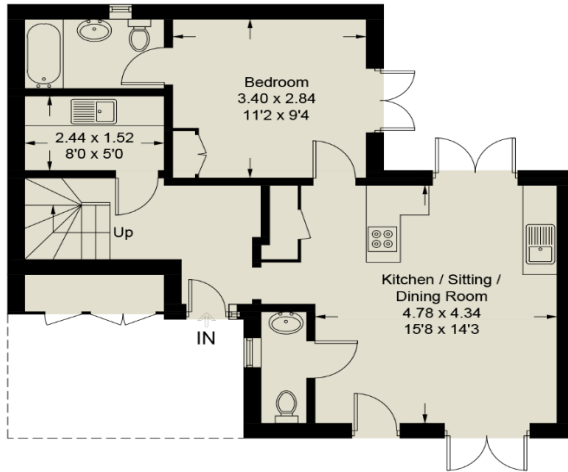


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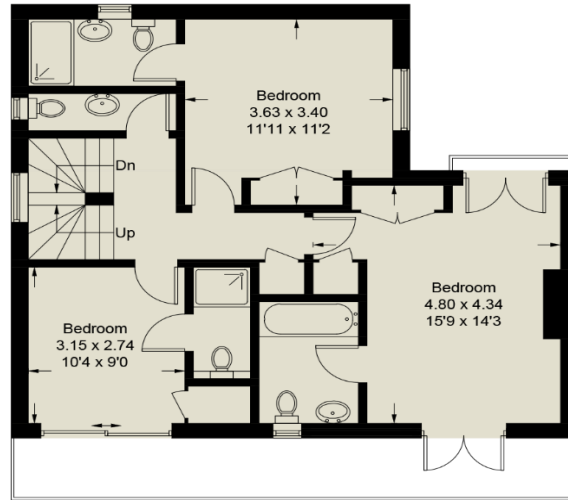
Approximate Gross Internal Area = 206.6 sq m / 2224 sq ft
(Excluding External Storage)



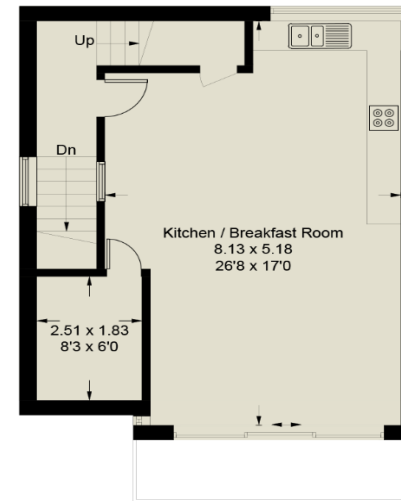
Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	69
49-54	E		
35-48	F		
2-34	G		
More energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



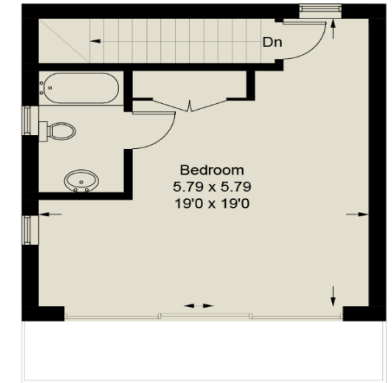
Ground Floor



First Floor



Second Floor



Third Floor

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THE
BRUDENELL

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